

PROPERTY ESSENTIALS



MLS # 826949
Status Active
Asking Price \$475,000
Address 120 Sherry Lane
City Platoro
County Conejos
State CO
Zip 81120
Area Platoro

Class RESIDENTIAL
Type Stick Built
Bedrooms 4
Total Bathrooms 2.00
Year Built 1963
Apx.Total SF 604
List Price/SqFt \$786.42
Apx.Total Acres 0.200



LISTING DETAILS

Listing Agent 1 Connie Goodnight - C: 719-580-0246
Listing Office 1 Land Properties, LLC - O: 719-873-1012
Listing Agent License 1 ER100005252
Listing Office License 1 EC100041278
Board Name Pagosa Springs
Seller Licensed Y/N No
Foreign Owned Y/N No
Listing Agreement Exclusive Right to Sell
Agency Relationship Transaction Broker
Owner Name Jaffe
Limited Service Y/N No
Listing Date 7/25/2025
Expiration Date 7/25/2026
Input Date 7/25/2025 9:51 PM
Update Date 8/1/2025
Status Date 7/28/2025
HotSheet Date 7/28/2025
Price Date 7/25/2025
Showing Service ShowingTime

REO/Lender Owned No
Possible Short Sale No
Real Estate Included Yes
EM Deposit \$ 3000
EM Holder Title Company
Preferred Title Comp. Menke Abstract and Title Company
Sale/Rent For Sale
Original Price \$475,000
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 0
Picture Count 17
Days On Market 196
Cumulative DOM 196
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Other
Legal/Lot Block Cabin 7 & 8 Conejos Cabins in Platoro Colorado
NewCnstrct No
Water Front No
Property Attached Y/N No
Furnished Furnished
Garage Y/N No
Carport Y/N No
Addit Living Quarters No

1/4 Baths 0
1/2 Baths 0
3/4 Baths 0
Full Baths 2
Total Office/Den(s) 0
RV Parking No
Horse Setup Y/N No
Elem. School Guadalupe K-6
Middle School Antonito 7-8
High School Antonito 9-12
Input Date 7/25/2025 9:51 PM
Listing Visibility Type MLS Listing
Update Date 8/1/2025 5:13 PM
Price Per SQFT \$786.42

UTILITIES/RIGHTS

Water Supplier Other
Water Well No
Sewer Supplier Septic
Gas Supplier None
Electric Supplier Xcel Energy

Internet Service Y/N Yes
Internet Provider Other
Water Rights/Irrig. No

PARCEL/TAX/HOA

Parcel ID # 557122102017
Realist ID 557122102017
Tax Year 2024
Total Taxes \$ TBD
Special Assemnt Y/N No

HOA Y/N No
Covenants Y/N NO
FIPS Code 08021

MARKETING INFO

IDX Include Y
Syndicate to Internet Yes
Public MLS Sites Y/N Yes

Client Hit Count 1
Agent Hit Count 14
VOW Include Yes
VOW Address Yes

VOW Comment	Yes
VOW AVM	Yes
Sign on Property Y/N	Yes
Geocode Quality	Street Intersection or Segment Match

GREEN CERTIFICATIONS

Green Certification Y/N No
HERS Rated Y/N No
Energy Star Qualified Y/N No

LEED for Homes Y/N No
NAHB/NGBS-ICC 700 Y/N No
Other Green Cert. Y/N No

FEATURES

CURRENT PROPERTY USE Residential	CONSTRUCTION TYPE Log	VIEWS Mountains Valley Stream/River	INTERIOR INCLUSIONS All Furnishings
POSSIBLE PROPERTY USE Residential Mountain Recreation	ROOF Metal	DOMESTIC WATER SOURCE Central Water	DISCLOSURES Property Disclosure
ZONING Residential Single Family	FLOORING Carpet-Partial Linoleum	DOMESTIC SEWER SOURCE Septic System	SHOWING INSTRUCTIONS Call Listing Agent
LOT SIZE/ACREAGE Less than .25	FIREPLACE/LOCATION/ TYPE Living Room	APPLIANCE INCLUSIONS Range/Oven Refrigerator Microwave	TERMS Cash Conventional
RESIDENCE STYLE Cabin	WATERFRONT River		
RESIDENCE STORIES One Story			

DIRECTIONS

Directions From South Fork, go about 8 miles towards Wolf Creek Ski Area on Hwy 160. Turn left (south) on Park Creek Rd. Follow the signs to Platoro.

PROPERTY DESCRIPTION

Remarks This historical, riverfront Cabin 7 & 8 is a 4-bedroom, 2-bath located on the banks of the Conejos River in Platoro, CO. The cabin comes completely furnished and also includes a stove/oven, refrigerator and microwave. Come and enjoy the cabin while you are here. Then when you are away, you can put your cabin back into the rental pool. Internet service is available. Platoro is one of the last natural and unspoiled vacation destinations in CO. Nestled in the San Juan mountains of Southern Colorado. Platoro started out as a boomtown in the 1800's following the discovery of large deposits of gold and silver in the area. Even today, you can find plenty of gold and silver in the Conejos River Valley. Hike or ride your ATV in the most beautiful scenery imaginable. Great fishing, trophy hunts and the highest man-made reservoir awaits your discovery. Photograph numerous species of birds and wildlife, go horseback riding, watch for shooting stars or just relax on the porch with a book, breath in the clean mountain air and listen to the river run. This is a rare opportunity to own a riverfront cabin in the back country where the destination is worth the trip! Other cabins are also available for sale. Give me a call today for more information.

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show Instructions Contact Connie Goodnight with Land Properties LLC 719-580-0246

ADDITIONAL PICTURES



